



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING MINUTES TUESDAY, AUGUST 11, 2009

Members Present: P. Welty-Chmn, T. Adams (arr 7:35), G. Feldman, J. Gerber, K. Heminway, M. Joyse, G. Magnuson, P. Shupe, L. Spielman

Members Absent: G. Blanchette, A. Leo Miller

Others Present: M. Beaulieu and H. Pearson of Moser Pilon Nelson, J. Gage-Ad Hoc Pinney House Preservation Committee

Call to Order

Chairman P. Welty called the meeting of the Permanent Building Committee to order at 7:05 PM.

Citizens Forum – No one came forward

Approval of Minutes

MOVED (MAGNUSON) SECONDED (SPIELMAN) AND PASSED TO APPROVE THE MINUTES OF THE JULY 7, 2009 MEETING AS WRITTEN. FELDMAN ABSTAINED.

Pinney House Restoration Project

On July 20 the bids for the asbestos and mold abatement were opened. All the bidders met the specifications and bonding requirement. Prices include all State filing. This process will be overseen by Bob Romejko of TRC Environmental Corporation. AMA Environmental from Ellington is the low bidder. If the Committee approves a contractor, the First Selectman is authorized to sign the contract. The AIA Agreement Between Owner and Contractor document is ready and Michele of Moser Pilon Nelson gave 3 originals to Peter Welty for signature by AMA and the Town.

The contract documents for Sequence 3 are ready to go with the exception of comments received from the DECD, Susan Chandler and the Town Attorney. The Town Attorney has indicated that he will meet with the Finance Officer on Thursday to review the documents. Hopefully they will be back to Moser Pilon Nelson on Friday or Monday. The comments received from Mr. Santini have been addressed and there is nothing outstanding with them at this time.

There is still the question of which roofing shingles to use. They have asked Mr. Curtis for his opinion on which 3 tab shingles would be most historic looking. After some discussion, it was decided that Moser Pilon Nelson would specify a 3-tab shingle that looks like wood. Mr. Pearson will forward some manufacturer websites with options so Mr. Curtis can recommend one as the "Basis of Design".

Mr. Gage asked about the alternate for window glazing removal in the bid for hazardous materials abatement. Mr. Welti told him that if the contract bids come back and the committee can afford new windows, the glazing will have to be abated, otherwise they stay and no abatement is needed.

Michele went over some preliminary bid dates for Sequence 3. Assuming responses by the State and Town Attorney are received by Monday the 17th, documents could be ready for potential bidders by August 19 and the bids due back on September 8 with a mandatory walk through on August 26. She then reviewed the drawings one last time. It was noted by Mr. Magnuson that in order for the ridge vent to work, there needs to be air space between the beams and the sheathing. She will look into creating a space for venting in that area. Gary Magnuson also told Mr. Gage that the basement hatchway will be standard metal but that it can be covered by plantings when the project is completed.

The heating system was reviewed and Mr. Pearson stated that the hot water radiators will be used in the preliminary stages of the project.

All contractors have to show that they are qualified to work on historic structures.

MOVED (MAGNUSON) SECONDED (SPELMAN) AND PASSED UNANIMOUSLY TO ACCEPT THE BID FROM AMA ENVIRONMENTAL IN THE AMOUNT OF \$9,350 FOR HAZARDOUS MATERIALS ABATEMENT.

It was noted that they will be reminded that the asbestos is to be abated first. The mold can be done when there is electricity in the house so that ventilation and dehumidification can be put in place. Peter Welti will let Mr. Santini know when work will begin.

New Business

Town Report submission is acceptable.

Old Business

Mr. Welti has heard nothing about the ADA compliance issue at the High School.

Adjournment

MOVED (SPELMAN) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 7:55 PM.

Submitted by:



Lori Smith, Recording Secretary